

# ARCHITECTURAL REVIEW BOARD AGENDA

**December 15, 2015**  
**3:00 p.m.**

Pre-meeting to begin at 2:30 p.m.

<b>#1</b>	<b>Tyler &amp; Ruby Meierotto *</b> 6435 Wenonga Road	Front yard hardscape plan <i>Continued from November 17th ARB mtg</i>
<b>#2</b>	<b>Tom &amp; Jeanette Vahle</b> 2109 W 70 <sup>th</sup> Street	Reroof home with simulated slate material
<b>#3</b>	<b>Mike &amp; Kelly Seibert</b> 2112 W 61 <sup>st</sup> Terrace	New hammer-head driveway extension
<b>#4</b>	<b>Dan &amp; Anne Durrie</b> 6501 Wenonga Road	Modifications to previously approved project
<b>#5</b>	<b>Scott &amp; Valerie Chaloud</b> 6740 Rainbow Avenue	Additions, patio and new windows
<b>#6</b>	<b>Michael &amp; Margot Turner</b> 2514 W 64 <sup>th</sup> Street	Addition at rear of home
<b>#7</b>	<b>Bill Fromm *</b> 2011 W 59 <sup>th</sup> Street	Replace fence
<b>#8</b>	<b>Mark &amp; Janda Nielsen *</b> 2019 W 70 <sup>th</sup> Terrace	Additions and new swimming pool

## **\*Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

The Meierottos are returning to the ARB with modifications to their previously approved driveway and front yard terracing.

*At the November 17<sup>th</sup> ARB meeting, the ARB approved the rear yard portion of the project but requested that a second look be taken at the front. The ARB is questioning the number of materials involved in the front driveway, the height of the retaining wall and the overall configuration of the driveway.*

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Creekside & Hillside

**Summary of Project:**

At the front driveway, a new stone retaining wall has been added along the previously approved auto-court. The height of the proposed wall varies, but the majority of the wall is 3 feet tall.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-135 C which forbids fences and walls in the front yard. **A variance is required.**

**Design Guideline Review:**

Section 2.7.2 B on pages 102 through 103 of the Design Guidelines provides specific recommendations for driveways. Drives should be no wider than 12 feet. Their configuration should be limited, and where a circle driveway is used, all secondary drives should tie into the circle drive and not have their own curb cuts. These recommendations have been met.

Section 2.7.3 B on pages 107 through 108 of the Design Guidelines provides specific recommendations regarding retaining walls. This section suggests that retaining walls in the yard should be integral to the naturalistic landscape design for the architecture of the buildings. This section also discourages walls extending into the front yard, and recommends the height should not exceed 2 feet. **Discussion is recommended.**

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\* A variance is required.

Lot Information	
Zoning:	R-1(E1)/LS-6
Lot Area:	44,706 SF
Mean Lot Width:	162.0'
Mean Lot Depth:	271.00'

Ordinance	Allowable/Required	Provided
Maximum Height	35'	32.5' (At Main Mass)
Minimum Front Yard:	125.1' (Average of Street)	102.82'
Minimum Side Yard (Left):	16.20'	21.65'
Minimum Side Yard (Right):	16.20'	21.65'
Minimum Combined Side Yards: (25% of Mean Lot Width)	40.00'	75.88'
Minimum Rear Yard: (20% of Lot Depth)	54.2' (Closest Point)	55.61' (Closest Point)
Accessory Building Max Height	24'	22.0'
Accessory Building Side Setback: (When Located in the side yard)	20'	23.25'
Accessory Building Rear Setback	10' (By Ordinance)	132'
Accessory Building Maximum Area: (20% of the minimum side yard)	581 SF	0 SF (None of the detached building is located in the minimum side yard)
Lot Coverage:	9,033 SF 6,596 SF reduced per neighborhood average	6,892 SF

Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Formula	% max used
6335 Wenonga Road	64,593	3,863	11,666	33.1%
6405 Wenonga Road	74,052	5,759	12,828	44.9%
6431 Wenonga Road	56,487	4,492	10,628	42.3%
6420 Wenonga Road	39,757	4,231	8,326	50.8%
6430 Wenonga Road	54,461	6,999	10,361	67.5%
6440 Wenonga Road	37,437	4,276	7,985	53.5%
			Average	48.7%
			Increase 50%	73.0%

**#2 Tom & Jeanette Vahle****2109 West 70th Street**

The Vahles are proposing to reroof their home with a DaVinci simulated slate roof.

**Summary of Property:**

- Character Area: Suburban
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

**Summary of Project:**

The proposed simulated slate would be in a single color, smoky grey, and laid in straight rows and a single size tile. Typically, the ARB typically requires a varied blend and a staggered lay pattern. Due to the low pitch of the roof and the similarities to the previous roof, the Board's concerns with the DaVinci shingle should be lessened.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guidelines:**

The Guidelines do not discuss roofing materials other than to say they should be consistent with the architectural style of the home.

The Seiberts are proposing a new hammer-head driveway extension at the back of their existing driveway.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

**Summary of Project:**

The proposed driveway extends approximately 18 feet beyond the existing driveway and is set farther off of the side property line.

An existing stone retaining wall will need to be demolished and rebuilt along the new driveway. The height of the wall is approximately 2 to 4 feet.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guidelines:**

Section 2.3 on Pages 64 through 67 of the design guidelines gives specific recommendations for the neighborhood estates character area.

Subsection G suggests that drives maintain a side yard setback of 8% of the lot width. This recommendation appears to have been met.

The Durries are returning to the ARB with modifications to their previously approved project.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front and Side
- Any Special Frontages: Intersection Green

**Summary of Project:**

The Durries are proposing to modify the layout of the circle driveway at the front and side of the house. The original plan had offset the west drive entrance to create a sizable auto-court in front of the 3-car garage. New revised plans move the entrance to be more on axis with the garages and allows a significant amount of paving to be eliminated. They have also narrowed the drive and pulled it slightly closer to the house. The path to the northeast entrance has been straightened out, while maintaining the same curb cut location.

At the rear of the house, lights have been added to the stone pillars at each end of a rear patio wall.

Similar to the rear, new lights have been added to the pillars at the front porch steps.

Lastly, the home's A/C units have been located behind the garage, and a 6 foot stockade privacy fence has been added to screen them.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Please note, with the unique lot conditions, the front of the house is technically the side of the property which allows not only the previously approved retaining wall, but also the proposed light fixtures. On a "normal" property these lights would be considered "structures in the front yard," and would require a variance.

**Design Guideline Review:**

With more space between curb cuts and a more generous setback from the side property line, the revised driveway design is more in keeping with the design guidelines than the previously approved version.

Lot Information	
Zoning:	R-1(20)/LS-4
Lot Area:	29,478 SF
Lot Width:	160.0'

Ordinance	Allowable/Required	Provided
Maximum Height (From Mean Grade)	35'	25'
Minimum Front Yard:	As indicated	As indicated
Minimum Rear Yard: (20% of Lot Depth)	35.2' (At closest point)	36'
Minimum Side Yard: (Left)	50' (Platted)	50'
Minimum Side Yard: (Right)	10'	10'
Minimum Combined Side Yards: (25% of Mean Lot Width)	40' (moot)	60'
Lot Coverage:	6,763 SF	5,595 SF 82.73% of Maximum
Lot Coverage – 150% rule	Reduced to 6,133 SF	91.2% of Maximum

Lot Coverage Analysis				
Address	Lot Area	Lot Coverage	Max Footprint Allowed	% max used
6439 Wenonga Road	34,592	5,091	7,558	67.36%
6440 Wenonga Road	37,434	4,276	7,985	53.55%
6511 Wenonga Road	19,669	2,500	5,105	48.97%
6521 Wenonga Terrace	23,308	2,822	5,745	49.12%
6445 Seneca Road	27,261	3,038	6,405	47.43%
6500 Seneca Road	34,023	6,760	7,472	90.47%
6503 Seneca Road	28,092	4,337	6,540	66.31%
			Average	60.46%
			50% Increase	90.69%

The Chalouds are proposing cosmetic modifications to their home with two small additions and a patio.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

**Summary of Project:**

Most of the windows throughout the house are being replaced. Most of the new windows are similar in size to the window they replace.

At the front of the house, all of the windows in the front of the main mass will be removed. A new porch, new front doors and new flanking fixed doors will be added back in their place. New brick will be installed to the main mass. The new porch will extend slightly into the front yard, but within an acceptable amount. The new porch roof will be standing seam copper. The gable over the front porch will be stucco.

At the rear of the garage a new addition will be added. All siding, roofing and details match the existing house.

The house is an L shape with a small nook located at the elbow of the L. The Chalouds are proposing to infill this nook. The new wall will match the adjacent wall and the existing roof will be extended over the new area.

In addition, a new freeform patio is proposed at the rear of the house. The patio will be constructed of bluestone pavers with brick steps leading to the house.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guidelines:**

Section 2.3 on Pages 64 through 67 of the design guidelines gives specific recommendations for the neighborhood estates character area.

Subsections C and D suggest that if a rear or side wing is located in the conditional building area, it should be limited to 24 feet in height and have eaves no higher than 12 feet. The proposed garage addition meets these criteria, but is actually located in the primary landscape area which is typically discouraged. Considering the existing garage location and the limited nature of the addition, the ARB may find this acceptable.



The Turners are proposing a large addition at the rear of their home.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

**Summary of Project:**

The new addition is located at the rear of the house and replaces the majority of the rear facade. All of the materials and detailing match the existing house.

The existing main gable will be removed and a new gable will be added in a similar location. The new rear wing extension has a symmetrical window layout with a narrow frame glass infill on the first floor.

An existing screened porch will be modified by infilling between the existing columns and adding siding to match the rest of the house. A second floor dormer has been added over the screened porch. A new fireplace and chimney have been added between the house and the screened porch.

A small mud room has been added to the rear of the garage. It includes a new door to the rear yard.

**Ordinance Compliance:**

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

**Design Guidelines:**

Section 2.3 on Pages 64 through 67 of the design guidelines gives specific recommendations for the neighborhood estates character area.

Subsections C and D suggest that if a rear or side wing is located in the conditional building area, it should be limited to 24 feet in height and have eaves no higher than 12 feet. The proposed mud room addition meets these criteria.

The Fromms are proposing to replace their existing fence in a slightly different configuration.

**Summary of Property:**

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

**Summary of Project:**

Instead of holding tight to the property lines, Mr. Fromm is proposing to install the new fence slightly inside the property line. At the east side, the fence will be set in several feet.

To match the existing fence, Mr. Fromm is proposing to extend the fence to the front setback line. Please note, the current home sits considerably further back on the lot than the previous home, so a fence in this location is now non-compliant.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-135 C which forbids fences in the front yard. Ordinance 5-103.122 defines the front yard as the space between the front wall of the dwelling and the front property line. **A variance is required.**

**Design Guidelines:**

The Design Guidelines discourage any structure or landscaping that disrupts the natural connection of the front yards. The desire is to create a continuous open lawn that flows from one yard to the next. **A fence is this location would not be recommended.**

The Neilsens are proposing cosmetic modifications and two new additions to their home. They are also proposing a new swimming pool.

Note: the proposed pool is small enough that it does not constitute a substantial construction matter.

**Summary of Property:**

- Character Area: Suburban
- Location of Common Green Space: Front Yard
- Any Special Frontages: None

**Summary of Project:**

All of the wood siding on the house is being replaced with stucco. All of the existing windows are being replaced with new units with minimal muntin bars. The existing roof is being replaced with a polymer slate.

The existing house is a simple rectangular shape. The two proposed additions are both rear wings at opposite ends of the rear façade.

Both of the rear wings will be sided with stucco and have windows to match the rest of the house. Both are also set slightly higher than the portion of the house they connect to.

The proposed pool is located between the two new wings and is surrounded by a concrete patio. A pergola structure shades a portion of the rear patio.

The existing front walk will be removed and replaced with a new wide rectilinear design.

**Ordinance Compliance:**

The project is in violation of city ordinance 5-119 that forbids accessory structures in the front yard. The proposed front walkway does not meet the definition of a walkway as described in 5-103.116 to be considered for an exception. **A variance is required.**

**Design Guidelines:**

Section 2.5 on Pages 72 through 75 of the design guidelines gives specific recommendations for the suburban character area.

Subsections C and D suggest that if a rear or side wing is located in the conditional building area, it should be limited to 24 feet in height and have eaves no higher than 12 feet. The eaves at the new wing on the east side of the house are approximately 14 feet above grade. **This recommendation has not been met.**

Subsections C and D also suggest that if a rear or side wing is located in the secondary building area, the height should be no taller than 24 feet and should be clearly less than the main mass. This criteria has been met.

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\* A variance is required.